



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
Tuesday
Wednesday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
MAY 27, 2004
(Approved as written 10/28/04)**

PRESENT: Paul Morin, Chairman; Brad Macauley, Secretary; Leon Methot, Exofficio; Bill Weber, Vice Chairman; Frank Bolton

GUESTS: Charles “Chip” Meany, CEO; Jack Munn, SNHPC

I. CALL TO ORDER:

Chairman Paul Morin called this meeting to order at 6:50 PM at the Weare Town Office Building. Chairman Morin appointed Frank Bolton to sit as a voting member for tonight’s meeting.

FEBRUARY 12, 2004 MINUTES: Chairman Morin stated that the voting members for approval of these set of minutes are Chairman Morin, Brad Macauley and Frank Bolton. Brad Macauley moved to approve the February 12, 2004 minutes as amended, Chairman Morin seconded the motion, 2 in favor (Morin, Macauley) and 1 abstained (Bolton), therefore the motion passes.

MARCH 4, 2004 MINUTES: Brad Macauley moved to approve the March 4, 2004 minutes as written, Chairman Morin seconded the motion, all in favor.

MARCH 11, 2004 MINUTES: The only change to be made is to change the names Chuck to Frank Bolton. Brad Macauley moved to approve the March 11, 2004 as written, Leon Methot seconded the motion, all in favor.

MARCH 25, 2004 MINUTES: Brad Macauley moved to approve the March 25, 2004 as written, Leon Methot seconded the motion, all in favor.

APRIL 8, 2004 MINUTES: Chairman Morin moved to approve the April 8, 2004 as written, Leon Methot seconded the motion, all in favor.

APRIL 15, 2004 MINUTES: Brad Macauley moved to approve the April 15, 2004 as written, Leon Methot seconded the motion, all in favor.

JULY 11, 2002 MINUTES: Brad Macauley moved to approve the July 11, 2002 minutes as written, Chairman Morin seconded the motion, 3 in favor (Morin, Weber, Macauley) and 2 abstained (Methot, Bolton), therefore the motion passes.

II. CONTINUED PUBLIC HEARINGS:

TO CHANGE THE BUILDING PERMIT ORDINANCE TO ADD A SECTION TO HAVE ALL COMMERCIAL PLANS BEING SENT FOR REVIEW AT THE APPLICANTS EXPENSE: Chairman Morin opened this hearing at 7:03 PM. Chip Meany, Code Enforcement Officer was present to discuss the proposed change. The proposed change has to do with the option that the Town will be exercising in outsourcing the plan review if things are too complicated i.e.: schools, large buildings involving public safety, large factories, etc. Basically the thought being is that if it affects the public safety it should be reviewed by a third party. Mr. Meany stated that it would be nice to have a third set of eyes to review this. It would advantageous to have someone else looking at this building permit. Chairman Morin asked how the procedure will work. Mr. Meany stated that he would have to contact ICC to see if there was a standard fee that could be quoted directly to the applicant. The board wanted to change the word "Town" to "Building Inspector", everything else appeared to be agreeable to the proposed change. Chairman Morin moved to adopt the proposed change to the Building Permit Ordinance as amended, Brad Macauley seconded the motion. Discussion: Frank Bolton stated that he has a concern with changing the word to building inspector because of the possibility of the absence of an inspector. He also felt that the word commercial should be struck to allow the ability to send anything out to be further reviewed. Vote: 4 in favor.

III. WORK SESSION:

CONTINUED DISCUSSION WITH SOUTHERN NH PLANNING COMMISSION-REVIEWING MORE DRAFT CHAPTERS FOR THE MASTER PLAN UPDATE: Jack Munn from Southern NH Planning Commission was present to continue reviewing draft chapters. Mr. Munn handed the board a draft copy of suggested goal statements and objectives for the board to review. Chairman Morin suggested that at the June 10, 2004 meeting we cut the agenda at 9 PM and work on this information that Jack just gave the board. The board will also be working on the draft update at the June 24, 2004 work session. The board began reviewing this evening beginning on page 80, Land Use Strategies to Promote Economic Development.

There are a few changes to be made to the gravel acreages. Naomi will make the changes to that section (page 190) and will forward the changes to Southern NH Planning Commission.

The Natural Resources section should be sent to the Conservation Commission for their review and input.

After a lengthy discussion, the Board stopped and will pick up on chapters 9 & 10 & 11 plus the suggested goal statements and objectives at the June 24, 2004 work session.

Naomi is to copy the Road Surface Management System (RSMS) inventory done by UNH in August of 2001 and send it to Jack Munn at Southern NH Planning Commission as soon as possible.

IV. OTHER BUSINESS:

TABULATION INFORMATION FROM SNHPC REGARDING BUILDING PERMITS AND CO'S: This information was provided by SNHPC to be used in the school study group. This information hopefully can be cross referenced with the SAU to be able to track some trends for number of students that come from new households. Frank Bolton discussed the thoughts of impact fees, which came from the planner in Henniker, as they are going to base impact fees on schools and roads.

JUNE WORK SESSION: The board will hold the annual election of officers for the upcoming year at the June 24th work session.

PUBLIC HEARING FOR BY-LAWS CHANGE: The board wants to further define the annual date for elections in its by laws, so a public hearing will need to be held.

BUDGET SUMMIT: A budget summit is planned for June 30, 2004 with the Board of Selectmen. The purpose of this is to try to put together some minds, as an open discussion to work together in an effort to try to get a budget passed.

SITEWALK AT ALL SEASONS CAMPGROUND: Chairman Morin stated that he and Frank Bolton went on a site walk with Bob Bailey, board of director member, to try to get a better understanding of the type of community there is there, it was beneficial. Chairman Morin stated that he talked with Chief Rigney and requested that he or someone from his department to appear at the next meeting, June 10, 2004.

LETTER FROM HIGH ROCK DEVELOPMENT: The planning board has received a letter from High Rock Development requesting a name choice for the new road being built off of High Rock Road. Mr. Fitzgerald is requesting the name Tracie Lane. At the time of approval there was no road name indicated on the plan. Naomi spoke with Judy Rogers, who is the 9-1-1 coordinator and Tracie Lane is not close to any other street name in Town that it could be confused with and she was fine with that. Chairman Morin moved to allow the name of the new road off of High Rock Road to be called Tracie Lane, Brad Macauley seconded the motion, all in favor.

LETTER FROM TCP COMMUNICAITONS, INC.: The planning board received a letter from TCP communications stating that they are in the process of completing the installation of the cell tower at 477 Concord Stage Road. The request is that the board waives the requirement of planting trees at the site, due to the fact that the surrounding earth around the facility is ledge and bedrock. They

felt that the existing natural vegetation is very close to the compound fence and it acts as a buffer to screen view of the facility. Naomi to inquire where permit stands. A memo needs to be sent back to TCP Communications, informing them that the Board is not willing to grant any waivers without looking at the project first hand and have serious concerns of the project being built. The board felt that a site visit is in order, which has to be done through the building department. The landowner should be notified that the Planning Board members might be accompanying the Code Enforcement Officer. The board wanted to let Chip Meany, CEO decide on a date and time. Once that has been decided, Naomi will let the Planning Board members know a couple of days ahead so that they can accompany him.

MEETING WITH BOARD OF SELECTMEN AND BOARD OF FIREWARDS:

Naomi reminded the board that they are meeting with the Board of Selectmen on Monday, June 7, 2004 at 7 PM to discuss the proposed removal of a stonewall, which is a result of Article 53 on the 2003 town ballot. After meeting with the Board of Selectmen the Planning Board will be going over to the Board of Firewards meeting to discuss proposed changes to the fire suppression regulations.

IV. ADJOURNMENT

As there was no further business to come before the board, Brad Macauley moved to adjourn at 9:26 PM, Leon Methot seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton

Land Use Coordinator